



Thorntons
The right way to move

2 Lunan Street, Friockheim,
Arbroath, Angus DD11 4TB





Summary

This attractive semi-detached stone built cottage has been carefully renovated to a high specification throughout and provides exceptional accommodation over two levels. The property comprises: entrance vestibule, hall with stairs leading to upper floor, attractive lounge/dining with ample space for both occasional furniture and dining suite, fitted kitchen with wall mounted and base units, modern bathroom with three-piece suite and two well-proportioned bedrooms. The property also benefits from double glazing and gas central heating.

Features

- Semi Detached Cottage
- Popular Residential Area
- Spacious Accommodation
- Lounge/Dining
- Fitted Modern Kitchen
- Bathroom
- 2 Bedrooms
- DG, GCH, EPC - D
- Garden & Off Street Parking
- Council Tax Band B

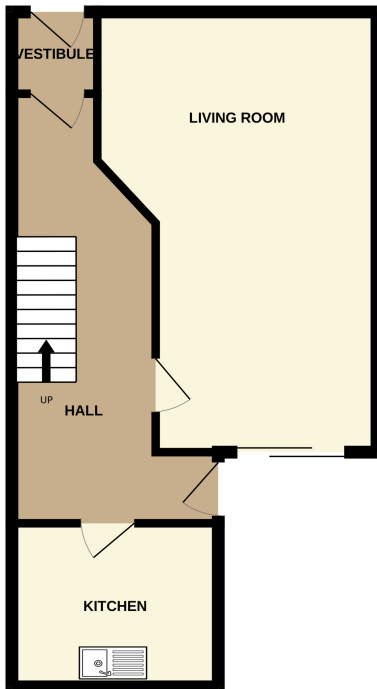
Room Measurements

Lounge/Dining	20' 5" x 10' 4" (6.22m x 3.15m)
Kitchen	9' 6" x 7' 4" (2.90m x 2.24m)
Bathroom	6' 4" x 5' 9" (1.93m x 1.175m)
Bedroom	12' 6" x 10' 4" (3.81m x 3.15m)
Bedroom	10' 3" x 9' 5" (3.12m x 2.87m)

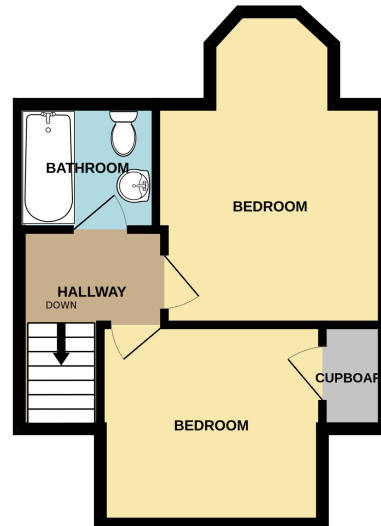


Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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